

To Lease

**Superb Office Premises
13/15 Cornmarket Street, Cork**



13/15 Cornmarket Street, Cork **486.16 sq m (5,233 sq ft)**

- Fully fitted own door office premises ready for immediate occupation
- Attractive location on Cornmarket Street, a city centre pedestrian priority area that hosts a range of retailers, restaurants, bars and office occupiers
- The offices incorporate open plan and cellular offices, rest rooms and coms room at ground floor. First floor comprises open plan and cellular offices, boardroom and canteen
- Fitted to a high standard with specification including air conditioning, suspended ceilings, fluorescent lighting, surface mounted network cabling along with both stairs and lift access to first floor.

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13/15 Cornmarket Street, Cork

486.16 sq m (5,233 sq ft)

THE LOCATION

The property is located on Cornmarket Street which lies immediately north west of Paul Street and Patrick Street and connects onto Lavitts Quay. The street was recently extensively refurbished and now incorporates large pedestrian friendly footpaths and plaza areas. Mixed use city location with character and occupiers in the area include Cornmarket Centre anchored by TK Maxx and Lidl, Bodega and Cornstore Restaurant, Retail Outlets and various office occupiers.

DESCRIPTION

The property comprises an own door two storey office premises contained within a larger four storey building. The offices were extensively fitted out in 2010 to create a modern office premises. Ground floor comprises reception area, private offices, open plan offices, rest rooms and coms room. First Floor (with lift access) comprises open plan and cellular offices, boardroom and canteen. Specification incorporates air conditioning, suspended ceiling and fluorescent lighting, surface mounted network cabling. Option for office furniture in situ. Lift access to the first floor.

ACCOMMODATION

Approx. Gross Floor Areas	sq m	sq ft
Ground Floor	357.40	3,847
First Floor	128.76	1,386
Total	486.16	5,233

BER DETAILS

BER C2
Ber No. 800361370
Energy Performance Indicator: 393.31 kWh/m²/yr.

PRICE

On Application.

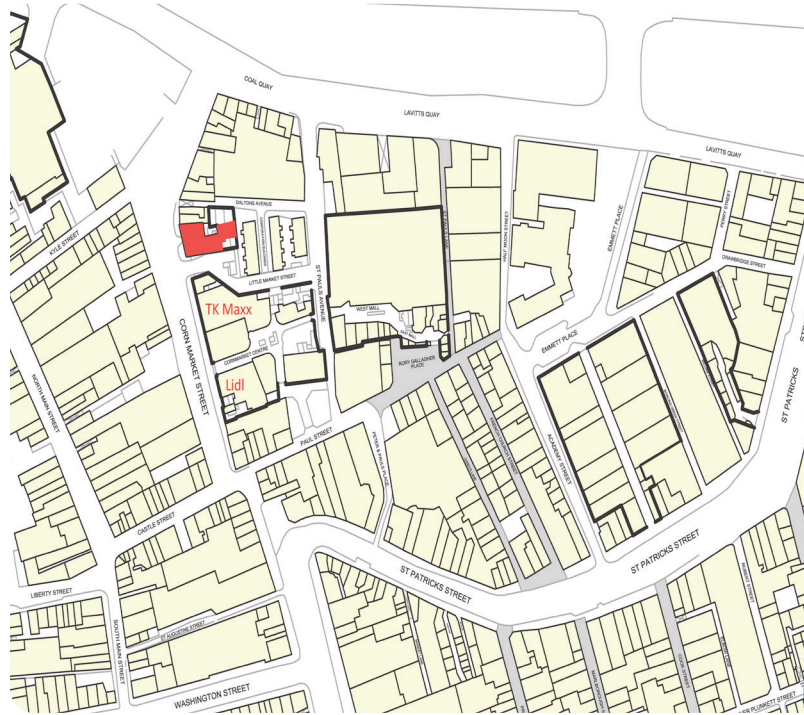
VIEWINGS

By appointment with sole agents DTZ Sherry FitzGerald

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Conditions to be noted 1. These particulars do not constitute an offer or contract or any part thereof and none of the statements contained in the particulars as to the property to be relied on as a statement or representation of fact. 2. The vendor does not make or give, nor is the Agent(s) or its staff authorised to make or give any representation or warranty in respect to this property. 3. All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy himself/herself by inspection or otherwise as to the correctness of each of them. 4. In the event of any inconsistency between these particulars and the contract of sale, the latter shall prevail. 5. The terms, Vendor and Purchaser, where the context requires shall be deemed to refer to Lessor and Lessee and Landlord and Tenant respectively. 6. Prices are quoted exclusive of VAT (unless otherwise stated) and the purchaser/lessee shall be liable for any VAT arising on the transaction. 7. DTZ Sherry FitzGerald Registration Number: 002607

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